

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): San Joaquin County

State: CA

PJ's Total HOME Allocation Received: \$25,056,438

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	B	Overall
Program Progress:			PJs in State:	92			
% of Funds Committed	86.33 %	91.11 %	66	91.92 %	13		15
% of Funds Disbursed	79.08 %	82.09 %	51	82.65 %	22		28
Leveraging Ratio for Rental Activities	3.61	5.72	48	4.67	34		42
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	73.27 %	1	81.09 %	100		100
% of Completed CHDO Disbursements to All CHDO Reservations***	77.79 %	62.86 %	30	68.72 %	63		60
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	81.43 %	77.58 %	48	79.93 %	44		42
% of 0-30% AMI Renters to All Renters***	32.86 %	40.22 %	59	44.94 %	30		28
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	92.86 %	92.30 %	61	94.87 %	21		23
Overall Ranking:			In State:	25 / 92	Nationally:	53	55
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$67,611	\$32,812		\$25,717	70 Units		13.20 %
Homebuyer Unit	\$33,123	\$20,065		\$14,669	353 Units		66.40 %
Homeowner-Rehab Unit	\$69,346	\$26,734		\$20,391	109 Units		20.50 %
TBRA Unit	\$0	\$2,804		\$3,201	0 Units		0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): San Joaquin County CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$74,542	\$127,378	\$69,818
State:*	\$128,033	\$110,407	\$27,687
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 0.2 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.09

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	40.0	22.2	47.7	0.0
Black/African American:	6.2	5.1	9.2	0.0
Asian:	0.0	2.3	0.9	0.0
American Indian/Alaska Native:	0.0	0.9	1.8	0.0
Native Hawaiian/Pacific Islander:	0.0	0.3	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.3	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	1.7	3.7	0.0
Asian/Pacific Islander:	1.5	6.5	3.7	0.0

ETHNICITY:

Hispanic	52.3	60.8	33.0	0.0
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HOUSEHOLD SIZE:

1 Person:	27.7	7.4	35.8	0.0
2 Persons:	16.9	12.2	25.7	0.0
3 Persons:	12.3	21.9	12.8	0.0
4 Persons:	15.4	22.7	14.7	0.0
5 Persons:	18.5	19.6	5.5	0.0
6 Persons:	7.7	11.4	2.8	0.0
7 Persons:	1.5	3.4	0.9	0.0
8 or more Persons:	0.0	1.4	1.8	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	4.6	14.8	22.9	0.0
Elderly:	24.6	0.3	35.8	0.0
Related/Single Parent:	52.3	17.9	16.5	0.0
Related/Two Parent:	16.9	63.1	22.0	0.0
Other:	1.5	4.0	2.8	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	16.9	0.3 [#]
HOME TBRA:	0.0	
Other:	10.8	
No Assistance:	72.3	

of Section 504 Compliant Units / Completed Units Since 2001 6

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): San Joaquin County

State: CA

Group Rank: 53
(Percentile)

State Rank: 25 / 92 PJs

Overall Rank: 55
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	77.79	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	81.43	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	92.86	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	3.08	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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